WARRANTY DEED

G-FSBO-14-5306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Ronald Lux	C. Ronald Lux	
5306 Edmondson Pike, Unit #6	95 Old Highway 31E	
Nashville, TN 37211	Ethridge, TN 38456	161-01-0A-070.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY MCALLISTER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto C. RONALD LUX AND WIFE, LINDA L. LUX, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5306-#6 ON THE PLAT OF DANBURY, OF RECORD IN EXHIBIT C OF MASTER DEED, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE DANBURY HOMEOWNERS' ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET SEQ., SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LOLA FAYE HOUSTON, MARRIED, FKA LOLA FAYE HEWLETT, UNMARRIED AND HUGH W. HOUSTON, SPOUSE OF LOLA FAYE HOUSTON TO TIMOTHY MCCALLISTER, UNMARRIED AS RECORDED ON THE 5TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080605-0057697 AND SCRIVENER'S AFFIDAVIT AS RECORDED IN INSTRUMENT NO. 20081008-0101936, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4675, PAGE(S) 65; BOOK 6625, PAGE 510; BOOK 6612, PAGE 75; BOOK 6479, PAGE 278, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5306 Edmondson Pike, Unit #6, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (Qty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140006637 DEEDWARR
Recvd: 01/29/14 11:06 2 pgs
Fees:13.00 Taxes:207.20
20140129-0008020

Witness my/our hand(s) this 23rd day of January, 2014.

Timothy McAllister

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY MCALLISTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903